

**KUMMER
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August 21, 2007

Margo Wheeler
Director of Planning and Development
City of Las Vegas Planning Dept.
731 S South St.
Las Vegas, NV 89101

**Re: Justification Letter – Variance Request – Free-Standing Sign Height
(SUP-23330)
APN# 139-27-410-008 – Molasky Corporate Center
Molasky Group of Companies**

Dear Margo:

This office represents the owner and applicant in the above referenced matter. This application is a request for a variance from the maximum allowed height of an already approved billboard sign within the Molasky Corporate Center located on the northeast corner of City Parkway and Grand Central Parkway.

This letter is in follow-up to our pending request for the relocation of an approved billboard sign (SUP-23330). After submission of our request, it was discovered that submission of a variance application would be required in order for our pending use permit request to move forward. As stated in our previous justification, on May 18, 2005 the City Council approved SUP-5877, an application for a 71 foot high, 14 x 48 square foot billboard on the Molasky Corporate Center site. The site plan reflected two 672 square foot sign faces located on, flush with and on both sides of the building. As the signs faced Interstate 15 and Highway 93/95, the applicant subsequently met with the Nevada Department of Transportation (NDOT) to discuss necessary permits for these City approved signs. However, NDOT will not support the signs as approved and will only support a free-standing billboard sign located the required distance from the freeways.

Although the sign height has been previously approved, the required relocation necessitates this variance request to allow for a fifteen (15) foot increase in the maximum allowed sign height. As sign height is measured from the grade at the point of construction and the grade at site is a great deal lower than the elevation of the freeway, the proposed increase will not have an adverse impact.

**VAR-24021
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Margot Wheeler
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We appreciate your kind consideration of our request. Please feel free to contact either me directly at 792-7051 or Bob Genzer at 256-6022 should you have any questions or should you need additional information. Thank you very much.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO



Tabitha F. Keetch

TFK/lcj

cc: Chris Kaempfer
Bob Genzer

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